

APPENDIX 1: FEE SCHEDULE

ZONING MAP AMENDMENTS

ZONE DISTRICTS	FEE
RESIDENTIAL	
Zoning Map Amendments - Single Family Districts	\$ 1,600.00
Zoning Map Amendments - Multiple Family Districts	\$ 1,600.00 plus \$450.00 per acre (\$13,200.00 cap)
NON-RESIDENTIAL	
Zoning Map Amendments	\$ 1,600.00 plus \$450.00 per acre

NOTES:

1. Make checks payable to Symmes Township.
2. Fees do not include cost of legal ad.
3. Amendment processing fees are nonrefundable.
4. Approved by the Board of Symmes Township Trustees: November 3, 2015
5. Effective Date: January 1, 2016

APPENDIX 1: FEE SCHEDULE

FINAL DEVELOPMENT PLANS

	FEE
FDP PLANS	
Processing fees for FDP applications	\$ 2,000.00
MODIFICATIONS TO FDP PLANS	
Processing fees for FDP Modifications	\$ 1,300.00

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APPENDIX 1: FEE SCHEDULE

VARIANCES AND APPEALS THROUGH THE BOARD OF ZONING APPEALS

VARIANCES	FEE
RESIDENTIAL	
Proposed improvements valued up to \$25,000	\$ 170.00
Proposed improvements valued over \$25,001	\$ 250.00
COMMERCIAL	
Transient Vendor - Special Zoning Certificate	\$ 150.00
Proposed improvements valued up to \$500,000	\$ 875.00
Proposed improvements valued between \$500,001 and \$1,000,000	\$ 1,400.00
Proposed improvements valued between \$1,000,001 and \$10,000,000	\$ 2,200.00
Proposed improvements valued above \$10,000,000	\$ 3,500.00
ZONING CERTIFICATE	
Issuance of a Zoning Certificate	
PENALTIES	
The Board of Zoning Appeals may invoke a penalty fee of up to two times the application fee when a project is commenced prior to obtaining an approval.	
APPEALS	
Appeal to any order, decision, or determination made by an Administrative Official	\$ 500.00

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NONCONFORMING USE AND COMPATIBLE NONCONFORMING USE APPLICATIONS

	FEE
NONCONFORMITIES	
Nonconforming Uses of Land and Structure(s)	\$ 225.00
Noncomplying Structures	No Charge
Nonconforming Lots of Record	No Charge

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APPENDIX 1: FEE SCHEDULE - ZONING CERTIFICATES - Page 1 of 2

ZONING CERTIFICATES	FEE
RESIDENTIAL	
New Single Family Structure	\$ 175.00 + \$30.00 dwelling unit
New Multi-Family Structure	\$ 175.00 + \$30.00 dwelling unit
Additions	\$ 110.00 + \$30.00
Accessory or Temporary Structure (shed, garage, etc.)	\$ 110.00 + \$30.00
Swimming Pools (inground and above ground)	\$ 110.00 + \$30.00
Walls, Fences and Retaining Walls	\$ 110.00 + \$30.00
Decks (attached or detached)	\$ 110.00 + \$30.00
In-Home Occupation Certificate	\$ 110.00 + \$30.00
Antennas and Satellite Dishes	\$ 110.00 + \$30.00
Plan Review of Modified Zoning Certificate previously issued	One half original certifiante cost not to exceed \$240
NON-RESIDENTIAL ZONING CERTIFICATES	
Buildings containing 0 to 1,000 sq. ft.	\$ 260.00 + \$30.00
Buildings containing 1,001 to 2,000 sq. ft.	\$ 360.00 + \$30.00
Buildings containing 2,001 to 9,000 sq. ft.	\$.26 per sq. ft.+ \$30.00
Buildings containing more than 9,001 sq. ft.	\$2200.00 + .13 per sq. ft. greater than 9000 sq. ft. + \$30.00
Tents	\$ 100.00 + \$30.00
Awnings and Marquees	\$ 180.00 + \$30.00
Commerical Swimming Pools and Storage Tanks	\$ 180.00 + \$30.00
Commercial Antenna and Satellite Dishes	\$ 180.00 + \$30.00
Walls and Fences	\$ 180.00 + \$30.00
Retaining Walls	\$ 180.00 + \$30.00
New Signs and Billboards	\$175.00 plus \$1.50 per sq.ft. of sign face over 32 sq.ft.; max. fee not to exceed \$240 + \$30.00
Signs - Face Change (one fee per property)	\$ 140.00 + \$30.00
Signs - Temporary	\$ 140.00 + \$30.00
Parking Lots (new or restriping)	\$ 180.00 + \$30.00
Landfill and Excavation (business only)	\$ 2,500.00 + \$30.00
Gravel Mining/Extraction	\$ 1,700.00 + \$30.00
Commercial Alternations (where parking analysis is required)	\$ 300.00 + \$30.00
Commercial Alternation/New Tenant (where parking analysis is required)	\$ 300.00 + \$30.00
Commercial Alternation/New Tenant (where no parking analysis is required)	\$ 100.00 + \$30.00
Plan Review of Modified Zoning Certifiante previously issued	1/2 the original certificate cost not to exceed \$320

APPENDIX 1: FEE SCHEDULE - ZONING CERTIFICATES - Page 2 of 2

ZONING CERTIFICATES	FEE
OTHER ZONING CERTIFICATES	
Refusal Letter (issued for application which does not meet zoning regulations in order to proceed to the Board of Zoning Appeals)	\$ 110.00
Zoning Certification Letter (Certifying Zoning on a particular parcel)	\$ 125.00
PENALTIES	
Failure to obtain a Zoning Certificate prior to the start of construction shall cause the above fees to be doubled.	

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ADMINISTRATIVE INTERPRETATIONS AND GENERAL MODIFICATIONS BY THE ZONING COMMISSION

	FEE
ADMINISTRATIVE INTERPRETATIONS:	
Application for an Administrative Interpretation	\$ 125.00

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APPENDIX 1: FEE SCHEDULE

CONDITIONAL USES

ZONE DISTRICTS	FEE
CONDITIONAL USES	
Conditional Uses	\$ 800.00 plus \$155.00 per acre pertaining to the area of the conditional use
Telecommunication Tower - Application	\$ 750.00
Telecommunication Tower - Co-Location	\$ 135.00
MODIFICATIONS	
Modifications to approved Conditional Uses	\$ 600.00

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